

Business Operations
Facilities Planning
Ana Rijo-Conde, AICP, Administrative Director

SUBJECT: RENEWAL OF LEASE AGREEMENT WITH FLORIDA EAST COAST RAILWAY COMPANY FOR PARKING AT THE DESIGN AND ARCHITECTURE SENIOR HIGH SCHOOL

COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION

Since December 1990, the Board has leased a portion of railroad right-of-way behind the Design and Architecture Senior High School located at 4001 N.E. 2 Avenue, from Florida East Coast Railway Company, for 25 faculty parking spaces (see location map). The District has completed its initial one-year term and the tenth of an unlimited number of one-year renewal option periods. The current lease term will expire on December 17, 2002. This proposed renewal represents the eleventh of an unlimited number of one-year renewal option periods available under the lease agreement.

All terms and conditions of the lease agreement will remain unchanged, including the annual rental rate of \$3,700, which is \$12.33 per parking space monthly. The term of the renewal option period will commence December 18, 2002 and will end December 17, 2003. No physical improvements requiring the use of District funds would be necessary as a result of the proposed Board action. In addition to the rental rate, the following terms and conditions of the lease agreement will remain unchanged:

- the Board is responsible for payment of all utilities consumed on the premises;
- the Board is responsible for maintaining and keeping the premises in good order and repair; and
- either party may cancel the lease agreement at any time by giving the other party 30 days prior written notice.

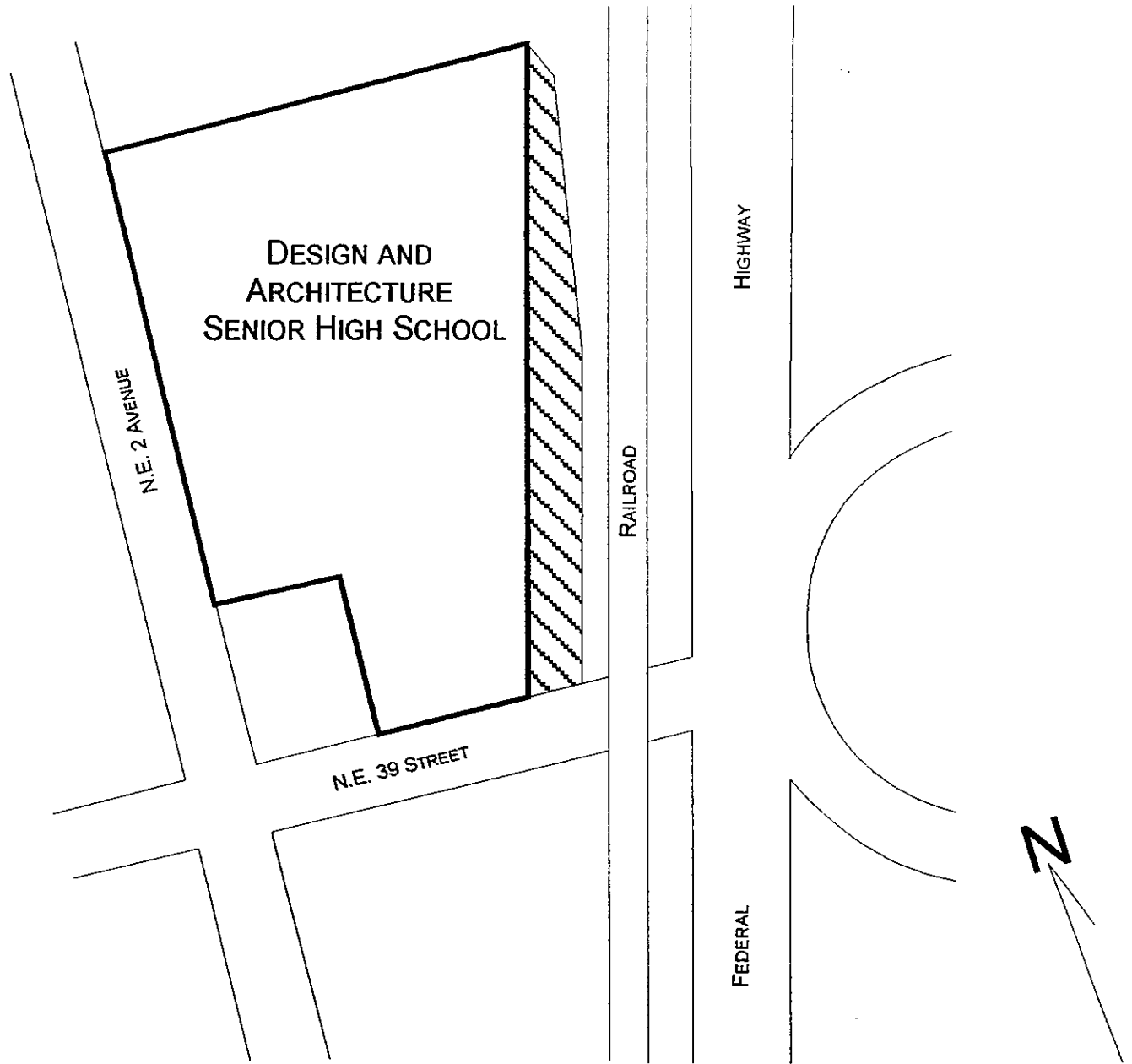
Staff contacted the principal of the Design and Architecture Senior High School, the Region III Superintendent and the Associate Superintendent of School Operations, who indicated a continuing need for this parking facility for the one-year period commencing December 18, 2002 and ending December 17, 2003.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, authorize the renewal of the lease agreement with Florida East Coast Railway Company for 25 faculty parking spaces behind the Design and Architecture Senior High School, at an annual rental rate of \$3,700. The term of the renewal option period will commence December 18, 2002 and will end December 17, 2003. All other terms and conditions of the lease agreement will remain unchanged.

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LOCATION MAP



LEGEND

 DEMISED PREMISES
(25 PARKING SPACES)

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